

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

Municipal Administration & Urban Development Department – Capital Region Development Authority, Vijayawada (earlier VGTM UDA) - Change of land use from Residential use to Commercial use in R.S.No.184/3(P) of Kanuru Village, Penamaluru Mandal, Krishna District to an extent of 2443.27 Sq.Mtrs - Draft Variation Notification – Confirmation – Orders – Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M2) DEPARTMENT**

**G.O.MS.No. 13**

Dated:17.01.2015  
Read the following:-

1. Govt. Memo.No.11411/I2/2011,dt.30.06.2012
2. From V.C., VGTMUDA, Lr.Rc.No.C8-1040/12, dt.06.05.2013.
3. Govt Memo No.12197/ I<sub>2</sub> / 2013 Dated:30.07.2013
4. From V.C., VGTMUDA, Lr.Rc.No.C8-1040/2012,Dt.04.01.2014.
5. A.P. Gazette No. 565, Part-I, dated.05.08.2013 received on 18.11.2014.

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**O R D E R:**

The draft variation to the Zonal Development Plan of Kanuru issued in Government memo 3<sup>rd</sup> read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.565, Part-I, dated.05.08.2013. No objections and suggestions have been received from the public within the stipulated period. In the reference 4<sup>th</sup> read above, the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority has reported that, the Authority has published notices on 12.11.2013 in daily news papers i.e Eenadu & Hindu calling objections/ suggestions for Change of land use from Residential use to Commercial use for this site and no objections have been received within the stipulated period. The Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority has informed that the applicant has paid Rs.1,00,250/- (One Lakh Two Fifty Only) towards development charges. Hence, the draft variation issued in the reference 3<sup>rd</sup> read above, is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**GIRIDHAR ARAMANE**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, AP, Hyderabad.  
The Commissioner, Capital Region Development Authority, A.P. Vijayawada.

**Copy to:**

The applicant through the Commissioner, Capital Region Development Authority, A.P. Vijayawada.

The Special Officer and Competent Authority, Urban Land Ceiling,Vijayawada.

The District Collector,Krishna.

Sf/Sc.

//FORWARDED :: BY ORDER//

SECTION OFFICER

**APPENDIX**  
**N O T I F I C A T I O N**

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975(Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of

(p.t.o)

Kanuru, the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No. 565, Part-I, dated.05.08.2013 as required by sub-section (3) of the said section.

### V A R I A T I O N

The site under reference measuring to an extent of 2443.27 Sq.Mtrs falling in R.S.No.184/3(P) of Kanuru Village, Penamaluru Mandal, Krishna District. The boundaries of which are given in the schedule below and which was earmarked for Residential Use in the Zonal Development Plan of Kanuru approved by the Government vide G.O.Ms.No. 675 M.A., Dt.29.12.2006, is now proposed to be designated for Commercial Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No.4/2013/KNR which is available in the office of the Commissioner/CRDA, A.P., Vijayawada, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. the applicant should not store any flammable materials in the godown and they should maintain the required set backs on both sides i.e., North & South without claiming transfer of set backs provided in the G.O.Ms.No.168 MA&UD(M) Dept., Dated.07.04.2012.
8. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

### S C H E D U L E

**NORTH:** The boundary of the site falling in R.S.No.184(P) of Kanuru Village, Penamaluru Mandal, Krishna District.

**SOUTH:** The boundary of the site falling in R.S.No.185(P) of Kanuru Village, Penamaluru Mandal, Krishna District.

**EAST:** The boundary of the site falling in R.S.No.170(Existing donka) is to be widened to 60'-0" Zonal Development plan road & R.S.No.161(P) is 40'-0 road in Kanuru Village, Penamaluru Mandal, Krishna District.

**WEST:** The boundary of the site falling in R.S.No.184/(P) of Kanuru Village, Penamaluru Mandal, Krishna District.

GIRIDHAR ARAMANE  
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER